

Epes Tract Attributes:

Size – Approximately 506 acres.

Location – South-central Nottoway County approximately 2.1 miles west of VA Highway 40 on the north side of Stingy Lane (state road 604). The tract is approximately 6.1 miles south of the stop light in Blackstone on VA Highway 40 at the Wal Mart shopping center. It is approximately 70 miles from downtown Richmond and 45 miles from the North Carolina state line.

Zoning – A-1 (Agriculture).

Topography – Rolling to flat. Soils on the property lend themselves to both timber production and future real estate development. Appling, Cecil, Helena and Seneca sandy loam soil series are typically suitable for sanitary septic systems, and Enon-Vance-Helena soil series are good for timber production.

Access – Extensive state road frontage (approximately 1 mile) provides excellent access to the property. There is a well-maintained interior road to the cabin and lake area, as well as other interior woods roads to the various stands within the tract.

Nottoway County Tax Maps (total acres = 502.75)

48-83 being acres (lake tract)

55- 3 being acres (northern and western portion of the tract)

55-14 being acres (south-central portion of the tract)

55-15 being acres (southeastern portion of the tract)

Merchantable timber Volumes:

Epes Tract Merchantable Timber Volumes

Stand	Acres	Pine Pulpwood (tons)	Small Pine Sawtimber (tons)	Large Pine Sawtimber (tons)	Hardwood Pulpwood (tons)	Hardwood Sawtimber (tons)
Stand 1 - Road Buffer	16	492.8	542.4	80.0	214.4	126.4
Stand 2 - Lake & Creek Buffer	102	387.6	204.0	561.0	1,866.6	1,540.2
Stand 3 – Mixed Pine/Hardwood	304	4,377.6	8,572.8	6,292.8	5,046.4	3,131.2
Total Merchantable Timber	422	5,258.0	9,319.2	6,933.8	7,127.4	4,797.8

Lake Amtoco – The lake is approximately 14 acres in size, irregular in shape and approximately 2,000 feet long by 900 feet wide at its widest points. The lake is over 20 feet deep at its deepest point at the dam, and the dam is of a height that requires inspection by the US Corps of Engineers every six years. A copy of the most recent report is available upon request. There is a newly constructed dock and diving platform at the cabin site, and the lake’s out-flow pipe is supplemented with concrete fords on either side of the dam to insure the integrity of the dam.

Lake-side Log Cabin – The cabin provides a great place for a weekend retreat, hunting get-away, or any other excuse to get out of town for a while. It has two bedrooms, a large family room with fire place, a kitchen and bathroom. It also has a large wrap-around screen porch that faces the lake on two sides of the cabin. Full three-phase electricity is provided along with running water, whose source is a natural spring that heads up on the property. Sewage disposal is via sanitary septic system. The roof was recently refurbished with new shingles and the exterior received new paint and caulking.